

**COUNCIL BLUFFS PLANNING COMMISSION
TUESDAY, MARCH 8, 2016 - 6:00 P.M.
COUNCIL BLUFFS PUBLIC LIBRARY, ROOM A
400 WILLOW AVENUE
COUNCIL BLUFFS, IOWA**

1. CALL TO ORDER

2. ROLL CALL

3. ADOPTION OF AGENDA

4. APPROVAL – MINUTES OF THE FEBRUARY 9, 2016 MEETING

5. PROOF OF PUBLICATION

6. REVIEW OF MEETING PROCEDURES

7. PUBLIC HEARINGS

- A. CASE #SUB-16-003 and CASE ZC-16-005: Combined public hearing on the request of Albert Pribramsky to rezone property legally described as Part of Lot 1, Auditor's Subdivision of the SE1/4 NW1/4 of Section 5-74-43, West of the 5th Principle Meridian, City of Council Bluffs, Pottawattamie County, Iowa, from R-3 (County) to R-1E/Single-Family Residential Estates District and for final plat approval of a four-lot residential estates, minor subdivision to be known as Prib Subdivision along with variances to allow proposed Lots 3 & 4 to exceed the maximum 3 to 1 lot width to depth ratio and a variance to allow proposed Lots 3 & 4 to be less than that required 125 foot lot width. Said property being more particularly described as follows:

Commencing at the Northwest corner of said Lot 1, thence South 0°10'00" West, along the West line of said Lot 1, a distance of 12.00 feet to the point of beginning; thence North 88°43'00" East, and parallel with the North line of said Lot 1, a distance of 553.22 feet to a point that is 102.00 feet West of the East line of said Lot 1; thence South 0°13'27" West a distance of 386.17 feet to a point on the Northwesterly right-of-way line of Longview Loop, said point being on a non-tangent curve concave Northwesterly and having a radius of 4034.45 feet; thence Southwesterly, along the Northwesterly right-of-way line of said Longview Loop and along a portion of said curve, an arc length of 255.14 feet and with a chord bearing and distance of South 78°22'27" West, 255.10 feet to the end of said curve; thence South 80°11'05" West, along the North right-of-way line of said Longview Loop, a distance of 122.13 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 899.27 feet; thence Southwesterly, along the Northwesterly right-of-way line of said Longview Loop and along a portion of said curve, an arc length of 190.42 feet and a with a chord bearing and distance of South 74°07'08" West, 190.06 feet to a point on the West line of said Lot 1; thence North 0°10'00" East, along the West line of said Lot 1, a distance of 498.02 feet to the point of beginning.
Location: 1170 Longview Loop.

- B. CASE #SAV-15-008: Public hearing on the request of Ganeeden Properties, represented by Lyle Ditmars, to vacate North 14th Street lying north of Avenue 'M' and abutting Block 1 and Block 2, Thompson's Addition. Location: 1301 North 14th Street.
- C. CASE #ZC-16-006: Public hearing on the request of the Community Development to rezone Lots 5 through 12, Block 11, Bryant and Clark's Subdivision and the East 1/2 vacated South 30th Street

abutting from C-2/Commercial to R-3/Low Density Multi-Family Residential. Location: Between 1st and 2nd Avenues, east of centerline of vacated South 30th Street.

- D. CASE #SAV-16-001: Public hearing on the request of James R. Huff to vacate a 6'x495' east/west alley section abutting Lots 1 through 11, Block 5, Benson's 1st Addition and to vacate a 66'x130' section of unimproved North 32nd Street right-of-way, lying north of Avenue 'K'. The Community Development Department expanded the request to include vacating a 6'x280' east/west alley section that abuts Lots 7 through 12, Block 4, Benson's 1st Addition. Location: 3200 Avenue 'K'.

8. OTHER BUSINESS

- A. Appointment of a Nominating Committee
- B. City Council update
- C. Other items of interest

9. ADJOURNMENT

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 328-4629 at least 48 hours before the meeting.

(2-16-2016)